AGENDA ZONING REVIEW BOARD THURSDAY, MARCH 11, 2004

6:00 P.M., CITY HALL, COUNCIL CHAMBER, SECOND FLOOR MARKED AGENDA

NEW CASES:

Z-03-90 – An Ordinance to rezone from the R-4A (Single-Family Residential) District to the MR-2 (Multi-Family Residential-Sub District 2) District, property located at **142 Moreland Avenue**, **S.E.**, fronting 116 feet on the east side of Moreland Avenue beginning at the northeast corner of Merlin Avenue. Depth: 171.00; Area: 19,854 square feet; Land Lot 208, 15th District, DeKalb County, Georgia.

OWNER: CONVERGE REAL ESTATE

APPLICANT: IRVING WEINER

NPU-O **Deferral** COUNCIL DISTRICT 5

Staff Recommendation: Approval

ZRB Recommendation: Deferred to May 2004

Z-04-01 – An Ordinance to rezone from the I-2 (Heavy Industrial), R-4 (Single-Family Residential) and R-5 (Two-Family Residential) Districts to the RG-4 (Residential General-Sector 4) District, property located at **Constitution Road, S.E.** (aka 2120 Forrest Park Road, S.E.) fronting 1281.6 feet on the north side of Constitution Road beginning at the northeast corner of Forrest Park Road. Depth: 883.34 feet; Area: 27.03 acres; Land Lot 6, 14th District, Fulton County, Georgia.

OWNER: YOUTH INCORPORATED, INC.

AND ATLANTA YOUTH ACADEMICS

APPLICANT: COLUMBIA CONSTUTITION, LP

NPU-Z **Deferral** COUNCIL DISTRICT 1

Staff Recommendation: Approval with conditions ZRB Recommendation: Approval with conditions

Z-04-02 – An Ordinance to rezone from the R-4 (Single-Family Residential) District to the RG-4 (Residential General-Sector 4) District, property located at **142 Meldon Avenue**, **S.E./1539-1551 Jonesboro Road**, **S.E.**, fronting 259.23 feet on the southerly side of Meldon Avenue beginning at the southwest corner of Jonesboro Road. Depth: 330.91 feet; Area: 2.047 acres; Land Lot 57, 14th District, Fulton County, Georgia.

OWNER: MT. PLEASANT BAPTIST CHURCH

APPLICANT: COLUMBIA MT. PLEASANT RESIDENCES, LP

NPU-Y Approval conditioned on Senior housing only COUNCIL DISTRICT 1

Staff Recommendation: Approval with conditions ZRB Recommendation: Approval with conditions

Z-04-03 – An Ordinance to rezone from the R-4 (Single-Family Residential) District to the RG-3 (Residential General-Sector 3) District, property located at **3933-3955 Tell Road, S.W.**, fronting 556.01 feet on the north side of Tell Road beginning 290 feet west from the northwest corner of Fairburn Road. Depth: 720.76 feet; Area: 9.04 acres; Land Lot 33, 14thFF District, Fulton County, Georgia.

OWNER: TELL ROAD, LP/RICHARD C. WINFREY

APPLICANT: SAME

NPU-P **Denial** COUNCIL DISTRICT 11

Staff Recommendation: Denial ZRB Recommendation: Denial

Z-04-04 – An Ordinance to rezone from the R-5 (Two-Family Residential) District to the C-1 (Community Business) District, property located at **300-304 Gibson Street, S.E.**, fronting 101.31 feet on the east side of Gibson Street beginning 155.35 feet south from the southeast corner of Memorial Drive. Depth: 176.50 feet; Area: 17,882 square feet; Land Lot 12, 14th District, Fulton County, Georgia.

OWNER: EASTWORKS, LLC APPLICANT: DAVID M. BUTLER

NPU-N **Deferral** COUNCIL DISTRICT 5

Staff Recommendation: Approval

ZRB Recommendation: Deferred to May 2004

Z-04-05 – An Ordinance to rezone from the RG-3-C (Residential General-Sector 3-Conditional) District to the RG-4 (Residential General-Sector 4) District, property located at **Rockwell Street**, **S.W./Coleman Street**, **S.W./Stephens Street**, **S.W. McDaniel Street**, **S.W.** (**aka 455 Rockwell Street**, **S.W.**), fronting 419.25 feet on the north side of Rockwell Street beginning at the northeast corner of Coleman Street. Depth: Varies; Area: 11.05 acres; Land Lot 86, 14th District, Fulton County, Georgia.

OWNER: CMP CHP PITTSBURG, LP, by: David S. Dwyer

APPLICANT: SAME

BY: SHARON A. GAY, ATTORNEY

NPU-V Approval COUNCIL DISTRICT 4

BY: COUNCILMEMBER CLETA WINSLOW

Staff Recommendation: Approval ZRB Recommendation: Approval

Z-04-06 – An Ordinance to rezone from the I-2 (Heavy Industrial) District to the MR-4A (Multi-Family Residential-Sub District 4A) District, property located at **1358-1374-1378 Murphy Avenue, S.W./1080-1090 Dill Avenue, S.W.**, fronting 359.46 feet on the southeasterly side of Murphy Avenue beginning at the northeast corner of Arden Avenue. Depth: 386.56 feet; Area: 3.073 acres; Land Lot 120, 14th District, Fulton County, Georgia.

OWNER: VICTOR WARREN FOR OLIVIA'S INVESTMENTS

APPLICANT: WILLIAM L. STEPHENSON

NPU-X Approval with conditions COUNCIL DISTRICT 12

Staff Recommendation: Approval ZRB Recommendation: Approval

Z-04-08 – An Ordinance to rezone from the MR-3 (Multi-Family Residential-Sub District 3) District to MRC-1 (Mixed Residential-Commercial-Sub District 1) District, property located at the **Rear of 920 Sells Avenue, S.W.**, fronting 201.75 feet on the northside of Cunningham Place beginning approximately 382.60 feet east from the northeast corner of Peeples Street. Depth: 388.06 feet; Area: 1.7998 acres; Land Lot 117, 14th District, Fulton County, Georgia.

OWNER: THE HOUSING AUTHORITY OF THE CITY OF ATLANTA

APPLICANT: ANGELIA G. EVANS

NPU-T Approval conditioned on letters of support from impacted neighborhoods

COUNCIL DISTRICT 4

Staff Recommendation: Approval with conditions

ZRB Recommendation: Approval

U-04-01/U-82-14 – An Ordinance to amend Ordinance U-82-14, granting a Special Use Permit for a Community Service Facility (YMCA), property located at **2220 Campbellton Road, S.W.**, so as to approve a revised site plan.

OWNER: YMCA OF METROPOLITAN ATLANTA

APPLICANT: JAMES R. BAILEY

NPU-R Approval COUNCIL DISTRICT 11

Staff Recommendation: Approval with conditions ZRB Recommendation: Approval with conditions

DEFERRED CASES:

Z-03-76 – An Ordinance to rezone from the R-5/HD20L (Two-Family Residential/Inman Park Historic District) District to the PD-H/HD20L (Planned Development-Housing/Inman Park Historic District) District, property located at the **Rear of 1124 DeKalb Avenue**, **N.E.**, fronting 50 feet on the southwesterly side of Haralson Avenue beginning 190 feet northwesterly from the northwest corner of DeKalb Avenue. Depth: Varies; Area: 1.51 acres; Land Lot 14, 14th District, Fulton County, Georgia.

OWNER: GENE FINK

APPLICANT: COOPER C. PIERCE

NPU-N Denial COUNCIL DISTRICT 2
Staff Recommendation: Approval with conditions
ZRB Recommendation: Deferred to May 2004

Z-03-85 – An Ordinance to rezone from the RG-2 (Residential General-Sector 2) District to the PD-H (Planned Development-Housing) District, property located at the **S.W. Corner of Benjamin Weldon Bickers Drive (FKA Capitol Avenue) S.W. and Meldon Avenue, S.W.,** fronting 620.01 feet on the southerly side of Meldon Avenue beginning at the southwest corner of Benjamin Weldon Bickers Drive. Depth: Varies; Area: 21.0805 acres; Land Lot 72, 14th District, Fulton County, Georgia.

OWNER: HOUSING AUTHORITY OF THE CITY OF ATLANTA

APPLICANT: CARVER REDEVELOPMENT, LLC

NPU-Y Approval COUNCIL DISTRICT 1

Staff Recommendation: Approval with conditions ZRB Recommendation: Approval with conditions